



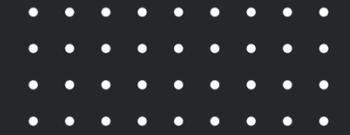
# EU WorkForce

Your Gateway to Italian Grants, Property  
& Investment Opportunities 2025/26

[www.euworkforce.ie](http://www.euworkforce.ie)



# Welcome to EWF Investment Division



Are you an Irish or European investor ready to tap into Italy's fondi perduto (non-repayable grants), untapped property potential, and regional development funds?

Whether you're planning to open a B&B, restore a historic building, or launch a sustainable food brand, we provide complete, end-to-end support — so you can move forward with clarity and confidence.

The EWF Investment Division, part of EU WorkForce, was created to connect motivated investors with real opportunities on the ground in Italy, backed by a network of professionals and local partners who understand the language, the laws, and the landscape.

[Request Meeting](#)

# Vision Statement

At EWF Investment Division, powered by EU WorkForce, our vision is to ignite sustainable tourism growth in Italy by empowering **Irish & European investors** with the resources, expertise, and people they need to succeed.

We believe every tourism venture — from boutique B&Bs to large-scale hospitality projects — **deserves not only access to Italy’s rich property and funding opportunities, but also the talent to bring them to life.**

By opening our extensive EU hospitality sourcing network to our investors, we bridge the gap between concept and operation, **ensuring your business launches fully staffed, operationally ready, and positioned for long-term success.**

**Our goal is simple:** to transform ambitious tourism projects into thriving, locally integrated operations that enrich Italy’s regions, its communities, and our investors alike. We are ready.



# Mission Statement



Our mission at **EWF Investment Division**, in partnership with **EU WorkForce**, is to provide investors with a seamless pathway to launching successful tourism operations in Italy. We combine strategic investment guidance, access to Italy’s “fondi perduto” and property opportunities, and the power of our EU-wide hospitality recruitment network to deliver fully supported, operationally ready projects.

From **securing funding** and **properties** to **sourcing skilled, multilingual staff**, we ensure every stage of your venture is backed by trusted expertise, local insight, and a commitment to your long-term success.

## EWF Investment Division: Key Services

### Comprehensive End-to-End Support for Irish & EU Investors in Italy's Tourism and Hospitality Sector

- Initial Investor Consultation
- Grant Sourcing & Funding Matching
- Investor Proposal & ROI Plan
- Legal & Accounting Setup
- Business Registration & Banking
- Curated Property Shortlist
- Remote & Onsite Viewings
- Italian Business Plan Preparation
- Grant Application Submission
- Compliance & Funding Liaison
- EU Hospitality Staff Recruitment
- Onsite Operations Management
- 12 Month Servicing Contract
- Pre-Opening Training & Setup
- Post-Launch Aftercare Support
- OTA Setup & Marketing



## Our Core Services

01

### Tailored Investment Consultations

We start with your goals: income through hospitality, relocation with property, or long-term real estate **supported by Italian Government public funding.**

We then match your vision with:

- **Current regional & national grant opportunities (bandi)**
- **The most relevant “Fondi Perduti” for your project**
- **Your timeline, risk profile & documentation readiness**

You'll receive an **Investment Readiness Report** with the grant landscape, potential investment structures, and clear next steps.

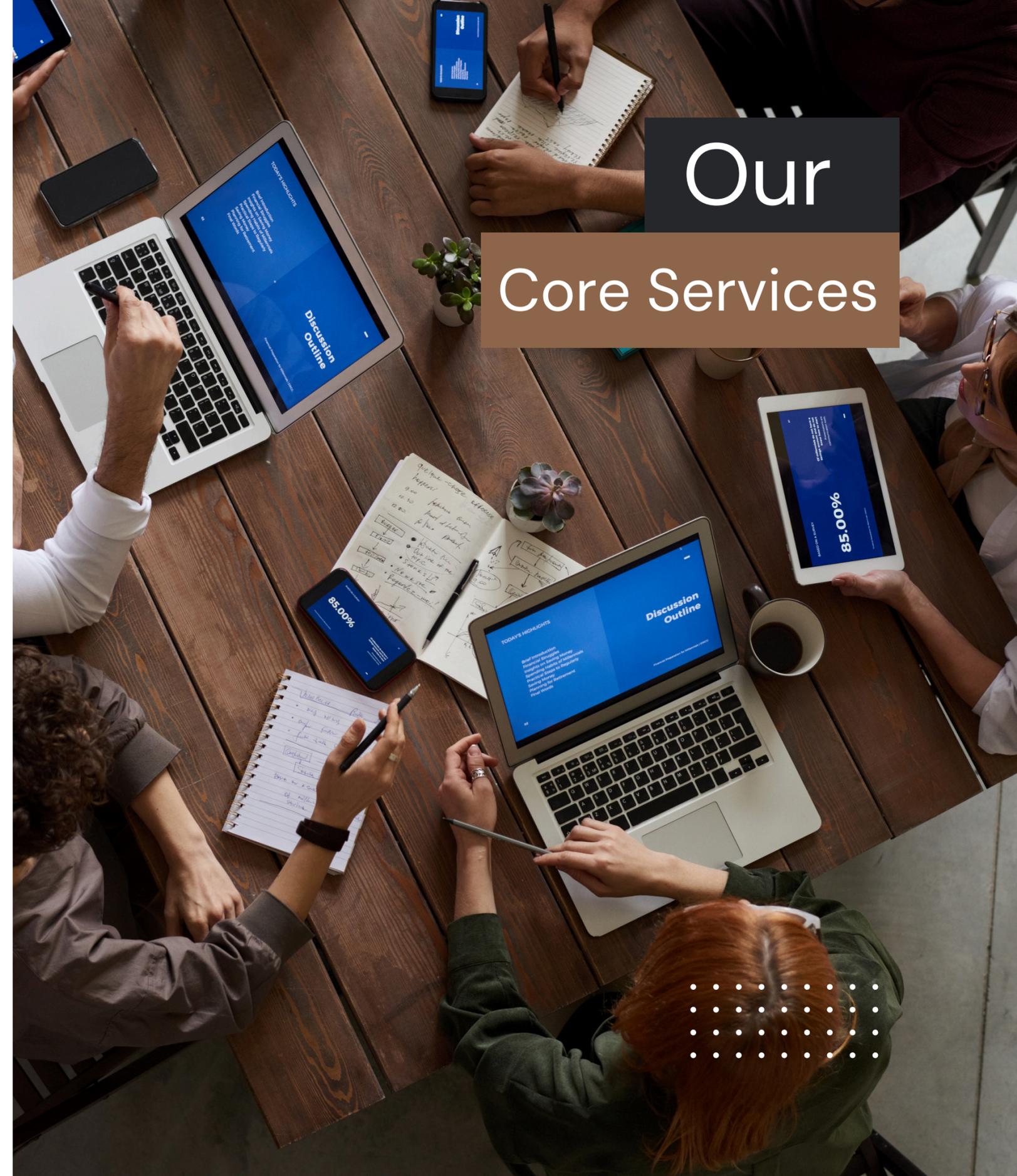
02

### Access to Reputable International Solicitors & Accountants

Our trusted network includes:

- **Internationally minded Italian lawyers (fluent in English)**
- **Accountants with deep grant and taxation expertise**
- **Compliance advisors for efficient legal setup**

We ensure you understand tax liabilities, register your business, and complete full due diligence before you commit.



# Our Core Services

03

## Property Search & Investment Scouting

We act as your eyes on the ground — sourcing properties aligned with your goals: hospitality, farming, retail, or restoration.

Our **Property Investment Dossier** includes:

- Active listings across Sicily, Umbria, Puglia & beyond
- Video tours & translated details
- Zoning, renovation & funding compatibility
- Yield projections & cost estimates

04

## Onsite or Remote Meetings

Flexible access to key stakeholders:

- Video calls with agents, mayors & legal teams
- Accompanied property tours (in-person or live streamed)
- Full-day on site itineraries for investor visits
- Inspection Trips



Our  
Core Services

## Our Core Services

05

### Certified Translation & Bureaucratic Support

We handle Italy's paperwork maze:

- **Certified translations of contracts & tax docs**
- **Italian business plans for bandi (grants)**
- **Application support for Invitalia & Regional Funds**
- **Municipal/provincial office interactions**

We act as your eyes on the ground — sourcing properties aligned with your goals: **hospitality, farming, retail, or restoration.**

06

### Access to Our Italian Partner Network

We connect you only with proven, on-the-ground experts:

- **Local grant consultants**
- **Real estate agents & geometri**
- **Hospitality, agrifood & renewable energy advisors**
- **Construction & fit-out suppliers**
- **Relocation specialists & translators**





## ✓ Our Promise: Independent, No-Pressure Guidance

We provide clear, neutral information so you remain in full control of decisions.

No pushy sales.

No hidden agendas.

Just expert support from onsite specialist, to make confident, informed choices.

**You engage us to search, present for you to evaluate and make the final decision.**



# What Are Fondi Perduti?

**These are non-repayable public grants supporting tourism, agriculture, innovation, and regional growth.**

Example: A regional bando in Sicily offers up to €60,000 fondo perduto for hospitality.

You register your B&B, complete renovations, and — once approved — keep **the funds with no repayment.**

[Read More](#)



## ✓ Top 5 Financial Reasons to Invest in Italy Now

### Generous Non-Repayable Grants (Fondi Perduti)

Regional and national programs can cover up to 60–80% of eligible costs for tourism, hospitality, agriculture, and innovation projects — funding you keep, with no repayment required once conditions are met.

### Competitive Property Prices

In many high-opportunity regions like Sicily, Puglia, and Umbria, property prices remain 40–70% lower than in Ireland — meaning more asset for your money and stronger ROI potential.

### High Seasonal & Year-Round Tourism Demand

Tourist hotspots in Italy regularly achieve 70%+ occupancy during peak months, with opportunities to extend revenue through wellness, agritourism, and off-season packages.

### Tax Incentives & Business-Friendly Schemes

Certain regions offer corporate tax reductions for new businesses, plus incentives for youth and female entrepreneurs, making your operational costs lighter in the crucial early years.

### Strong ROI Potential with Multiple Revenue Streams

From accommodation and events to food/wine experiences and retail, Italian tourism properties can diversify income sources — helping you achieve a faster break-even and long-term profitability.

## Why Italy Now

**Five powerful reasons Irish investors are moving fast on Italian opportunities**

From generous non-repayable grants to competitive property prices and high tourism demand, **Italy offers a unique blend of public funding, business incentives, and year-round revenue potential.**

Add in tax breaks for new ventures and the ability to generate multiple income streams from a single property, and the case is clear: the smartest time to invest is now.

[Read More](#)



## ✓ 10 Positive Stats Driving Hospitality Property Investments

1. **+65 Million Visitors Annual:** Italy ranks in the Top 5 most visited countries in the world, with numbers climbing back to pre-pandemic highs.
2. **€232 Billion Tourism Economy:** Tourism contributes 13% of Italy's GDP, creating strong demand for accommodation.
3. **70–85% Peak Season Occupancy:** Tourist hotspots like Sicily, Amalfi Coast, and Tuscany enjoy near-full occupancy in summer months.
4. **€120–€300 Average Daily Rates:** Boutique and luxury stays command high nightly rates in prime destinations.
5. **12-Month Earning Potential:** Wellness, food & wine tourism, and digital nomad markets extend profitability beyond summer.
6. **Up to 80% Funding Available:** Non-repayable fondi perduto cover the majority of eligible investment costs.
7. **40–70% Lower Property Prices:** Southern Italy offers significantly lower acquisition costs compared to Ireland.
8. **Double-Digit ROI Potential:** Well-managed hospitality properties can achieve 10–15% annual returns.
9. **+30% Growth in Experiential Tourism:** Travellers are paying more for authentic stays paired with local activities.
10. **Airbnb Demand Surge:** In some regions, short-term rental demand has increased by over 20% year-on-year.

## 10 Powerful Reasons to Invest in Italian Hospitality Property Now

**High tourism demand, strong returns, and unbeatable entry costs are creating one of Europe's most attractive hospitality investment climates.**



# Estimated Funds Available: 2 Billion Euro

- **National Hospitality Upgrade Scheme:** €180M available for property modernisation, energy efficiency, and accessibility improvements. Grants cover a percentage of eligible costs, with options for additional financing.
- **Tourism Infrastructure Development Program :** €65.5M currently open for projects enhancing tourist experiences, facilities, and regional attractions. Contributions available for both capital expenditure and operational support.
- **Southern Italy Business Launch Incentive –** €1.25B total funding envelope for new ventures in hospitality, agritourism, and cultural tourism in eligible southern and island regions. Mix of grant + subsidised loan, with high non-repayable portions.
- **Regional Tourism Enhancement Initiatives –** Multiple regional calls totalling €40–50M this quarter, supporting rural hospitality, boutique hotels, and sustainable tourism projects. Grant sizes and coverage vary by region.
- **Green & Digital Tourism Innovation Grants –** €25M dedicated to integrating sustainable practices, digital booking systems, and low-carbon operations into hospitality businesses.



## Access 2 Billion Investments: Next 7 Steps

### Register Your Interest

Email [grants@euworkforce.ie](mailto:grants@euworkforce.ie) with your details, budget, project type, and preferred regions.

### Intro Zoom Call

30-minute call to present the investment landscape and share 100 Reasons to Invest in Italy's Grant-Backed Tourism Sector.

### Sign NDA

E-sign our Non-Disclosure Agreement to unlock our confidential investment portfolio and grant data.

### Strategy Zoom

60-90 minute deep dive to match your goals with current grant opportunities and potential property profiles.

### Confirm Programme Interest

Select one of our investor programmes and confirm you'd like to proceed.

### Agency Agreement

Receive and sign our Agency Contract & Investor Support Service Proposal, outlining scope, fees, and deliverables.

### Property & Grant Shortlist

Access your secure Data Room with targeted property options, video tours, and matched grant opportunities.





# Register Your Interest

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[grants@euworkforce.ie](mailto:grants@euworkforce.ie)

